



**CITY OF LODI
COUNCIL COMMUNICATION**

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AGENDA TITLE: Set a Public Hearing for August 1, 2007 to consider the Planning Commission's recommendation for the 2006 Growth Management Allocations for Brett & Kathy Haring and Taj Khan.

MEETING DATE: July 18, 2007

PREPARED BY: David Morimoto, Senior Planner

RECOMMENDED ACTION: Set a Public Hearing for August 1, 2007 to consider the Planning Commission's recommendation for the 2006 Growth Management Allocations for Brett & Kathy Haring and Taj Khan.

BACKGROUND INFORMATION: Every year, as part of the City's Growth Management program, the Planning Commission reviews the requests that have been submitted to the City. Following a public hearing, the Commission makes a recommendation for City Council consideration. This public hearing is being held for the Council to award the 2006 allocations.

On June 27th the Planning Commission held a public hearing regarding the 2006 Residential Growth Management Development Plan review and Allocations. At this hearing the Planning Commission reviewed two Development Plans totaling 26 dwelling units. Of the requested 26 dwelling units, both were medium density projects (7.1 to 20 units per acre). The 2 projects seeking residential growth management allocations are as follows:

- GM-06-02 Brett and Kathy Haring, located at 1911 South Church Street, on the west side of S. Church Street, one block north of Century Boulevard, 7 Medium Density Allocations; and
- GM-06-03 Taj Khan, 865 East Olive Avenue (County address), on the east side of Lower Sacramento Road, one block south of Kettleman Lane, 19 Medium Density Allocations.

The Planning Commission originally received seven separate residential growth management applications for 2006. Five of those applications were outside of the City limits and would have required annexation to the City prior to receiving allocations. One of those applications (Khan) has subsequently annexed to the City as part of the S.W. Gateway annexation. The remaining four applications remain outside of the City limits. These four applicants have agreed to postpone further processing of their application until the City completes the update of the General Plan, which is currently underway. This temporary delay will allow the City to identify the most reasonable land use for the project areas and develop an infrastructure plan for these undeveloped areas. Once completed, the General Plan update will make the processing of these four additional applications easier and require less environmental and engineering work on the part of the individual applicants. In addition to the Khan and Haring applications,

APPROVED: _____
Blair King, City Manager

there was an additional application from F&M Bank that was within the City limits. This application is undergoing environmental review and will be reviewed by the Planning Commission later this year.

Finally, there are two projects that were granted allocations for 2006 by the City Council through the use of Development Agreements that granted allocations over a period of years based on a development plan and a specific development schedule. A third project, the Westside development was granted multi-year allocations through a Development Agreement, but those allocations do not begin until 2007.

The Haring project application was originally submitted as a 6-unit residential project but was resubmitted as a 7-unit residential project. The units are two story town house condominiums located on a one-third acre vacant parcel. The parcel is in an area that is fully developed with similar residential uses and is an in-fill project.

The Khan project is designed as a 19-unit residential development, with individual houses on small individual lots. The lots will average about 2,200 square feet in size. The lots will be located on private streets that will connect to Lower Sacramento Road by way of a private street that will be shared jointly with a number of adjoining properties. The parcel is located in a small rural residential development that was developed many years ago when this area was more than a mile outside of the City. Since then, the City has grown around the project area and includes an adjacent shopping center.

FISCAL IMPACT: None

FUNDING AVAILABLE: N/A

Randy Hatch
Community Development Director

RH/dm/kjc